

For Lease: Retail

2448-2450 Kingston Road

Scarborough, Ontario



Lennard:

Property Details

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Municipal Address
2448-2450 Kingston Road, Scarborough, ON
- 

Available Space
Suite 100: 1,390 SF
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Clear Height
14 FT
- 

Frontage Depth
30.91 Feet 125 Feet
- 

Zoning
Commercial/Residential Zone (CR)
- 

Availability
September 1, 2027 (with 90 days fixturing)
- 

Gross Rent
\$40.00 PSF

Property Highlights

- New construction with occupancy late 2027
- 1,390 SF, 14 ft clear height in most locations with protrusions for plumbing and drop panels
- High visibility Kingston Road frontage across the road from established retail centre
- Gross rent including property taxes and building maintenance, excluding electricity, water and data

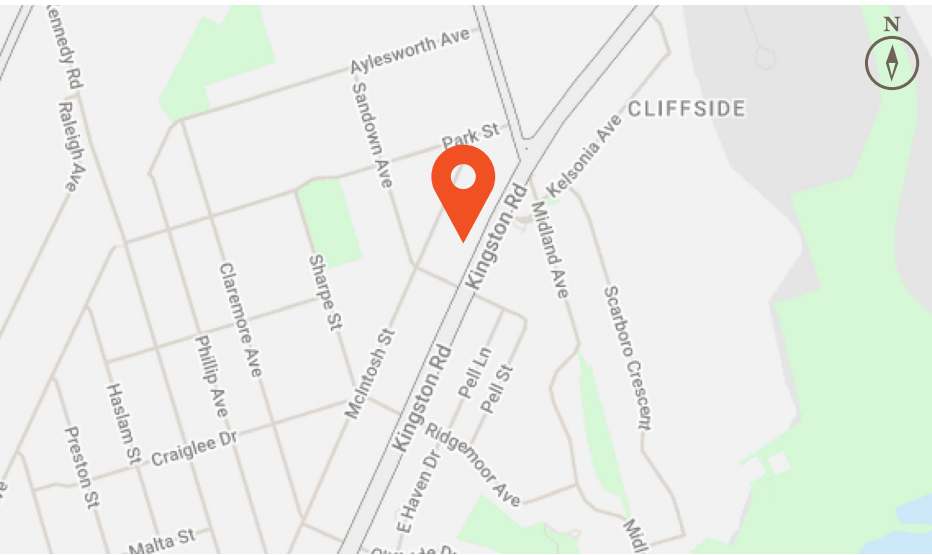
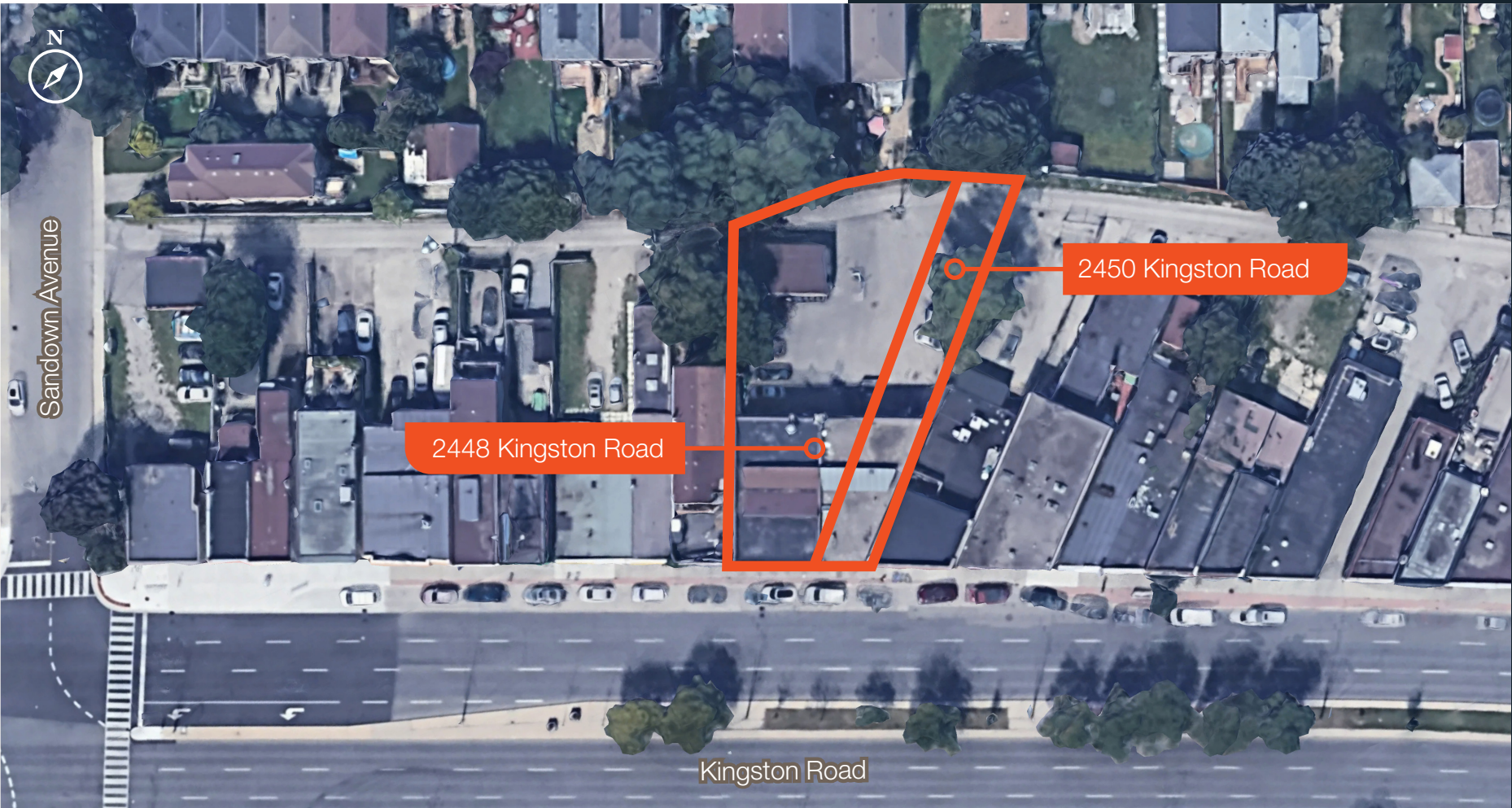


Listing Agent

Peter DeGuerre*, Senior Vice President

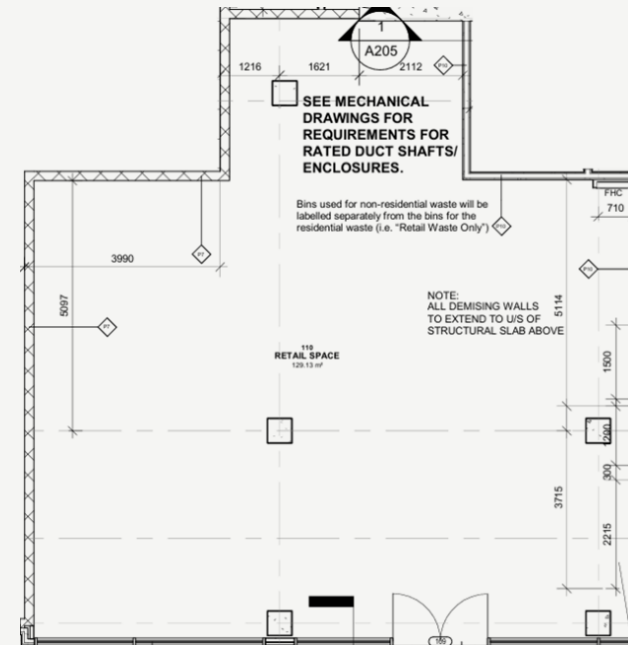
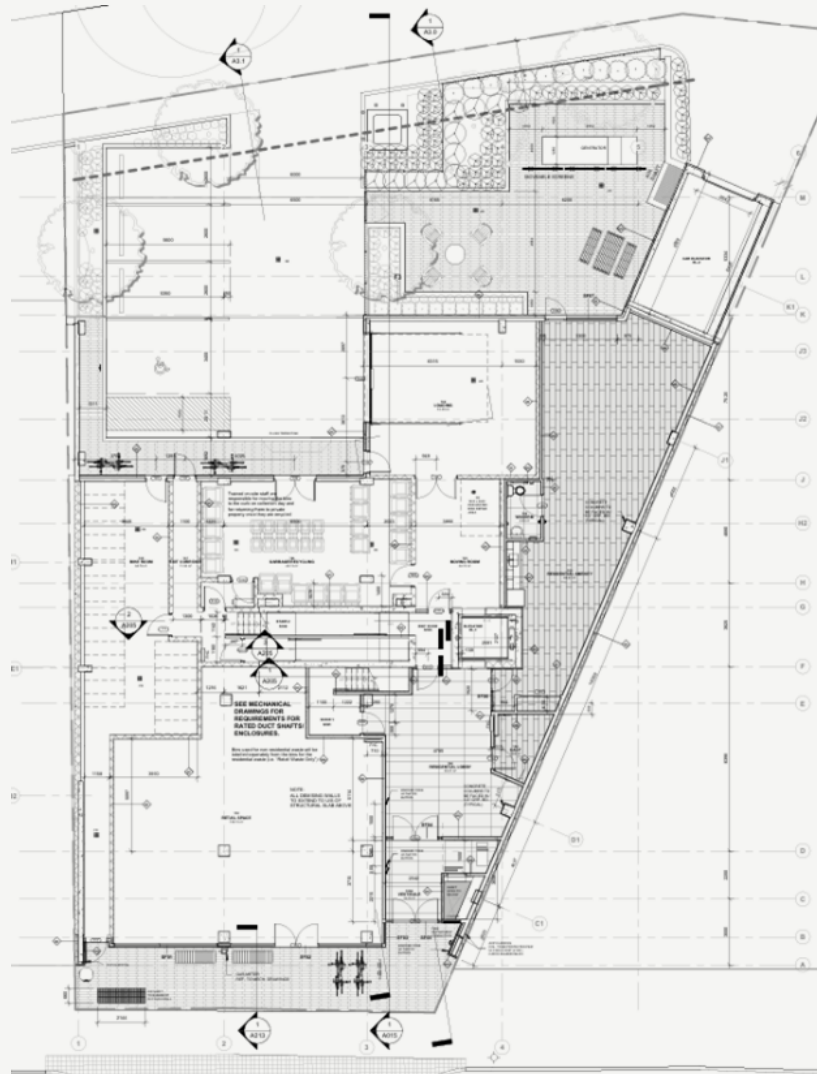
416.649.5903 | PDeGuerre@lennard.com

*Sales Representative



Property CRU

Site and Floor Plans



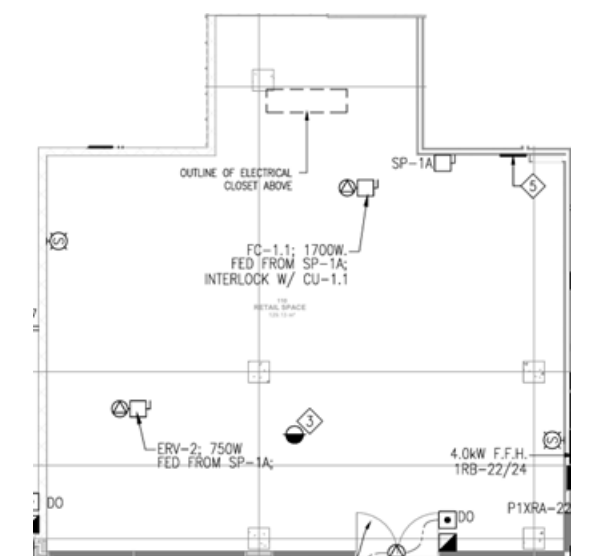
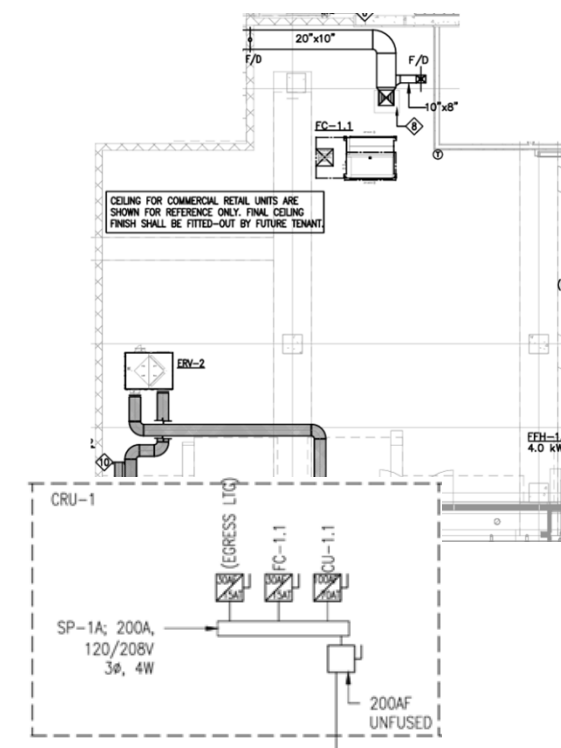
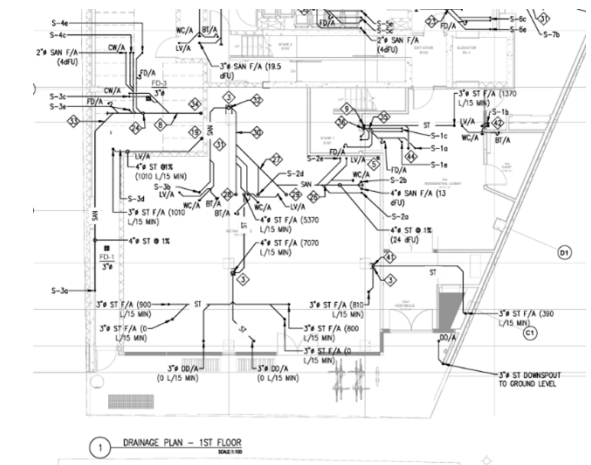
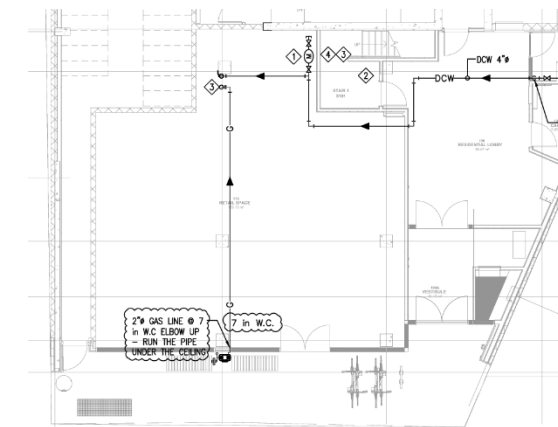
Landlord Supplies

- Block or drywall demising walls
- Glass storefront with double glass entrance doors with automated door opener
- Bare concrete floor
- 3 stream solid waste bins are brought by the Landlord to the street Tuesday evenings, Tenant to use Landlord's bins

Electrical and Mechanical Plans and Specifications

Landlord Supplies

- 200 Amp Disconnect with Wyse metering. Tenant responsible for electrical distribution
- Mitsubishi PEFY-P96NMHSU-E Heatpump with PUHY-HP96TNU Fancoil. Tenant responsible for HVAC distribution
- Sprinklers with upright heads based on open configuration. Tenant to contact Gama Services Inc for modifications

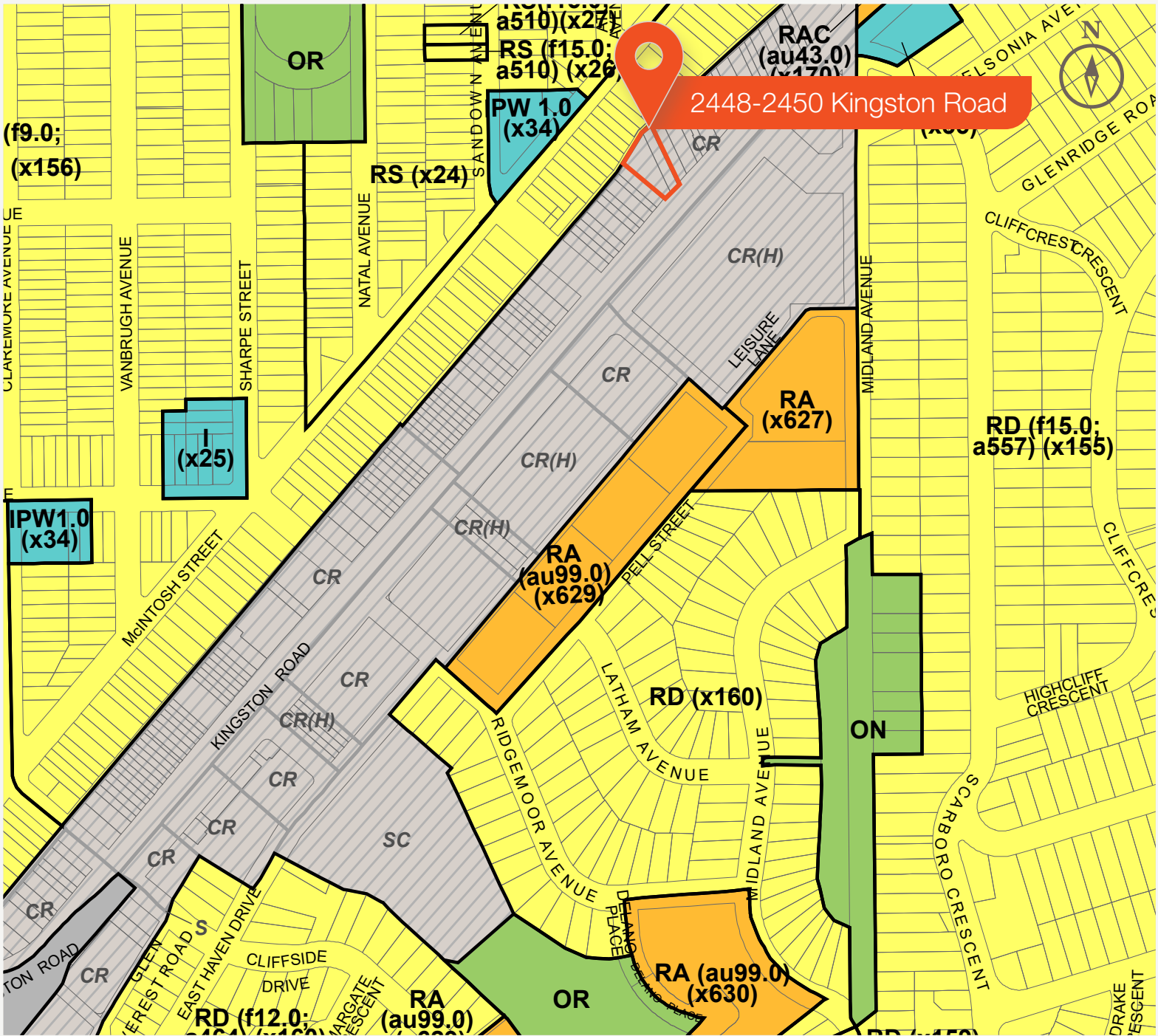


Property Zoning

Zoning - Commercial/Residential Zone (CR)

Permitted Uses

- Apartments
- Day Nurseries
- Financial Institutions
- Offices
- Personal Service Shops
- Places of Worship
- Private Home Day Care
- Restaurants
- Retail Stores





Lennard:

Peter DeGuerre*, Senior Vice President
416.649.5903
PDeGuerre@lennard.com

200-55 University Avenue, Toronto
416.649.5920
lennard.com

*Sales Representative

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